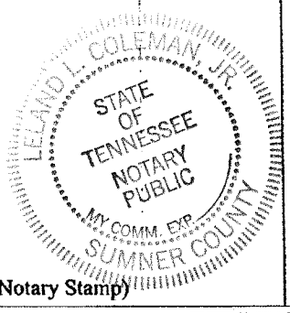
Davidson County DEEDWARR
Recvd: 11/17/16 10:05 3 pgs
Fees:18.00 Taxes:575.35
20161117-0121218

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $155,500.00 Affiant Subscribed and sworn to before me, this 10th day of November, 2016. Notary Public My commission expires: 12/21/19

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kim Witamyer **Jason Witamyer**	~~**New Owner**~~ Renasant Bank	**Map/Parcel: 162-03-0-229.00**
4909 Algonquin Trail	2001 Park Place North	STE 650
Antioch, TN 37013	Birmingham, AL 35203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jake E. Hand, the legal heir of Jack E. Hand

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kim Witamyer and Jason Witamyer, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Haywood Hills, Section One of record in Plat Book 4460, Page 156, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jack E. Hand and wife, Janice E. Hand, by Warranty Deed, from Dan Crosby and Charles S. Crosby, dated May 6, 1988, of record in Book 7538, Page 907, Register's Office for Davidson County, Tennessee. Janice E. Hand died on April 7, 2016 and Jack E. Hand died testate April 27, 2016, The Last Will and Testament of Jack Edward Hand, one and the same person as Jack E. Hand, was probated in the Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 16P-919. Pursuant to his Last Will and Testament, Jack E. Hand devised all of his real property to his son, Jake E. Hand.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 4460, Page 156, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4691, Page 667, amended in Book 4851, Page 461 Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4909 Algonquin Trail, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 10th day of November, 2016.

Jake E. Hand by: A. Scott Hubbard Attorney in fact
Jake E. Hand
By: A. Scott Hubbard, Attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. Scott Hubbard**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Jake E. Hand for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Jake E. Hand, and is authorized by Jake E. Hand to execute this instrument on his/her behalf.

This the 10th day of November, 2016.

My Commission Expires: 3/9/20

Emily Betts
Notary Public

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

File #: **160642SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

